

REAL ESTATE MARKET NEWS AND COMMENT

Trading in Manhattan Limited
to Small and Unimportant
Properties.

BROGAN QUILTS BROADWAY

Builder Unable to Get Material
Turns Back 81st Street Corner
to Former Owners.

Business in the real estate market
was light both as to volume
and quality. Among the few sales
reported there was nothing of especial
importance. In the leasing
market several fairly good deals were
reported for stores on lower
Broadway.

One of the first reports of difficulties
came through the inability of builders
to get through their orders for struc-
ture steel. It was reported that Charles
Brogan was about to turn back to Klein
and Johnson from whom he bought the
corner of the uncompleted twelve story
house at the northeast corner of
Broadway and Fifty-first street and
Broadway. The best information to be
obtained was that the steel up to the
fourth floor had been delivered and the
company was waiting for the steel to be
delivered when deliveries stopped and
the company was compelled to suspend operations.
Several mechanics' liens have
been filed against the property and
the company is continuing the work. Brogan
is said to be waiting for the steel to be
delivered for what he could get for it.
Klein and Johnson will complete the build-
ing.

Brogan took the corner in trade for
the M. H. Building at Fourth avenue
and Twentieth street, which he built.
He had a loan from the Metropolitan
Life Insurance Company of \$900,000
which was used to erect the building.
The building was to cover a lot front-
ing 102.2 feet on Broadway and 182.7
feet on Fifty-first street.

SALES IN MANHATTAN.

WEST 82D STREET.—I. Randolph Ja-
cobson and Everett Jacobs have sold
the three story dwelling at 121
West Eighty-second street, on lot 163
1922. The buyer is Charles A. Chris-
tiansen, the present owner.

WEST 10TH STREET.—Robert S.
Stroop has sold 110 West Tenth street,
a four story and basement
dwelling, on lot 2031022, between Con-
sumus and Amsterdam avenues.
Property at Southampton, L. I., was
even in part payment.

EAST 8TH STREET.—Ames & Co.
have sold for Shearson Land and
Mortgage Company to H. A. Mirick
the six story tenement at 315 East
Tenth street, on lot 25898. The
seller takes in part payment the
five story flat at 156 West Twentieth
street, on lot 17834.

WEST 152D STREET.—Thomas & Son
have sold for Sohn Bros. to S. H.
Gasser for investment the six story
flat at 524 West 152d street, on lot
4939311.

LATEST BRONX TRANSACTIONS.

FOX STREET.—The Maze Realty Com-
pany has sold to John M. Ruhl 443
to 662 Fox street, six five story
apartment houses, each on plot 403
125. In part payment Mr. Ruhl gave
the six two family houses at 1063
to 1073 Kelly street; also several va-
cant plots. The entire transaction
was closed by William A. Mirick,
Attorney at Law, and William A.
McKee, Broker.

TOLLER AVENUE.—Louise Lese has
sold for the Smada Realty Company to
Charles Kronenthal 557 Toller avenue,
a five story flat, on plot 46104.

BUILDERS BUY BROOKLYN PLOT.

The Lorraine Realty Company, Elek
Luttwig president, has sold to the
S. B. Building Company the entire block
on the west side of Fifteenth ave-
nue between Thirty-eighth and Thirty-
ninth streets. This property will be im-
proved with five four story apart-
ment buildings to have a front foot-
each corner a thirty-five foot front-
age. There will be four apartments on
each side of the block and five rooms
each. The building and permanent
plans were arranged through the New
York Title Insurance Company. Con-
struction of the apartments will com-
mence at once.

THE DUKES COMPANY HAS SOLD.

The Dukes Company has sold with
Hunt & Co. 1122 Emerald street, a
two family brick house, on lot 251100,
at the southwest corner of Eighth ave-
nue and Third street. The purchaser will im-
prove at a private dwelling from
plot. A. J. Sforza has sold for William Bru-
ce 1430 Fifty-third street, a one family
house, on plot 40100.

LONG ISLAND PLOT SALES.

The Dukes Company has sold for
Hunt & Co. three lots at the cor-
ner of Wadsworth Road and Briggs street,
Belmont, L. I., to J. F. Burke.
The lots were sold to Washington Estates reports
the sale of a large plot at Edgewater,
Westchester, to an attorney of Manhattan, who
will erect a hollow tile house for an
old year home. Also sold to Katherine
Williams a large lot at Huntington road
and Long Island Sound.

SCARSDALE HOUSE BUYER.

Angell & Co. have sold the dwelling
at 25 West 81st street, on lot 10101
at Scarsdale, N. Y., to a Simmons
of Manhattan, also sold the dwelling on
West 10th street, at Scarsdale, N. Y., to
Hans Peigel of Mt. Vernon.

RECENT BUYERS AND LEASES.

Nathan J. Bozman is the buyer
of the dwelling at 25 West Eighty-fourth
street, reported yesterday by David
and Harry Lippman.

G. Lane is the buyer of the
dwelling at 15 East Seventy-fourth street,
reported sold yesterday through Horace
and Co.

The Metropolitan Realty Company is the
buyer of the lot 251143, on the east side
of Broadway, 150 feet north of 204th
street, the sale of which by the Chittick
company was reported recently.

Jefferson J. Horne is the
buyer of the former Namecki Club prop-
erty at 233 West 10th street, sold re-
cently by Knisk & Simon through the
purchaser, Mr. O'Rourke.
The building, reported sold on Thurs-
day, is owned by M. Haywood & Co. for Frank
Bloom.

BROADWAY STORES LEASED.

Metropolitan Realty Co. have leased the
ground floor in the building at 81
Broadway.

THE SUN, SATURDAY, FEBRUARY 22, 1913.

TRANSACTIONS RECORDED.

TRANSFERS.

(With name and address of owner and
attorney, then attorney's name omitted
address party of the second part.)

Down Town.

SPRING ST. 18, s. w. 100x25.5 (Irreg.)
J. Archibald Murray to Orlando W. But-
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\$100,000, Feb. 20, atty: T. G. & T. Co.,
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East Side.

(East of Fifth ave. between Fourteenth
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